



Z25-0030

2950, 3002, 3006 & 3010 Douglas

TOLEDO - LUCAS COUNTY PLAN COMMISSION

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

REF: Z25-0030

DATE: October 9, 2025

TO: Toledo City Council

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone change Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential at 2950, 3002, 3006, 3010 Douglas Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, October 9, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential
Location	-	2950, 3002, 3006, and 3010 Douglas Road
Applicant	-	Edwina Butts 712 Moran Avenue Toledo, Ohio 43607
Owner	-	Here's My Turning Point LLC 2124 Tanglewood Toledo, Ohio 43614

Site Description

Zoning	-	IL-Limited Industrial
Area	-	± 0.58 acres
Frontage	-	± 200' along Douglas Road
Existing Use	-	Daycare, offices
Proposed Use	-	Offices and a Non-Residential Drug & Alcohol Treatment Facility

Area Description

North	-	Duplexes, offices, retail / IL
South	-	Retail, single-family dwellings / RS6
East	-	Single-family dwellings / RS6
West	-	Post office, offices, warehouse / IL & CR

GENERAL INFORMATION (cont'd)

Combined Parcel History

SPR-64-17 - Minor site plan review for a day care center at 3010 Douglas (Plan Commission administratively approved with conditions, 12/14/2017).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential at 2950, 3002, 3006, and 3010 Douglas Road. The site consists of four (4) properties which have three (3) existing structures. Surrounding land uses include single family homes, duplex homes, and a substation to the north; single family homes the east; single family homes, an animal training facility, and light equipment sales to the south; and, offices and multifamily residential to the west.

The applicant and owner of the subject Zone Change made the request to allow offices and a non-residential drug and alcohol treatment facility at the site. The applicant owns The Movement, which is a local non-profit located on 316 N Michigan Street that provides various assistance programs for low-income and underserved residents. The applicant also owns Here's My Turning Point, a non-residential drug and alcohol facility located at 2345 Dorr Street. Applicant plans to relocate both businesses to the subject properties. Per TMC§1104.1000 – *Group Living and Day Care – Spacing*, all non-residential drug and alcohol centers are subject to spacing requirements and must be both 500 feet from another Type A Daycare or Group Living Facility, and be no less than 1,000 feet away from another Drug and Alcohol treatment center. No spacing violations were identified by staff.

Two (2) of the three (3) structures are single-family homes that were converted into office space and a daycare center. The third structure is attached to an adjacent shopping plaza to the south; however, it has a separate entrance from the plaza and is also located on a separate parcel from the plaza. The offices will be located at 3006 and 3010 Douglas Road, and the drug and alcohol treatment facility will be at 2950 and 3002 Douglas Road.

Staff encourages the applicant to combine parcels 02-61001 and 02-61004 as a principal structure lies on both parcels. Lots can be combined by contacting the Lucas County Auditor's Office.

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STAFF ANALYSIS

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site of these parcels for Neighborhood Mixed-Use land uses. Neighborhood Mixed-Use land uses are intended to accommodate pedestrian oriented mixed-use development with a diversity of uses. A mix of multi-family uses and small-and medium-scale commercial operations such as restaurants, specialized retail, small offices, and galleries. Industrial uses that are well-designed and do not generate excess traffic or other negative impacts are compatible. Multi-family uses may either be stand-alone, or located above commercial and office uses. Parking in these areas should be shared and buildings should be located near each other. Mixed-uses and dense buildings allow for a mix of pedestrian, bicycle, bus, and automobile-based transportation. Staff support a Zone Change for the subject properties as the Commercial Mixed Use Zoning District is consistent with the Forward Toledo Comprehensive Land Use Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code. Furthermore, the proposed rezoning is compatible with the existing land uses within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z25-0030, a request for a Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential for 2950, 3003, 3006, and 3010 Douglas Road to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

Respectfully Submitted,



Lisa Cottrell
Secretary

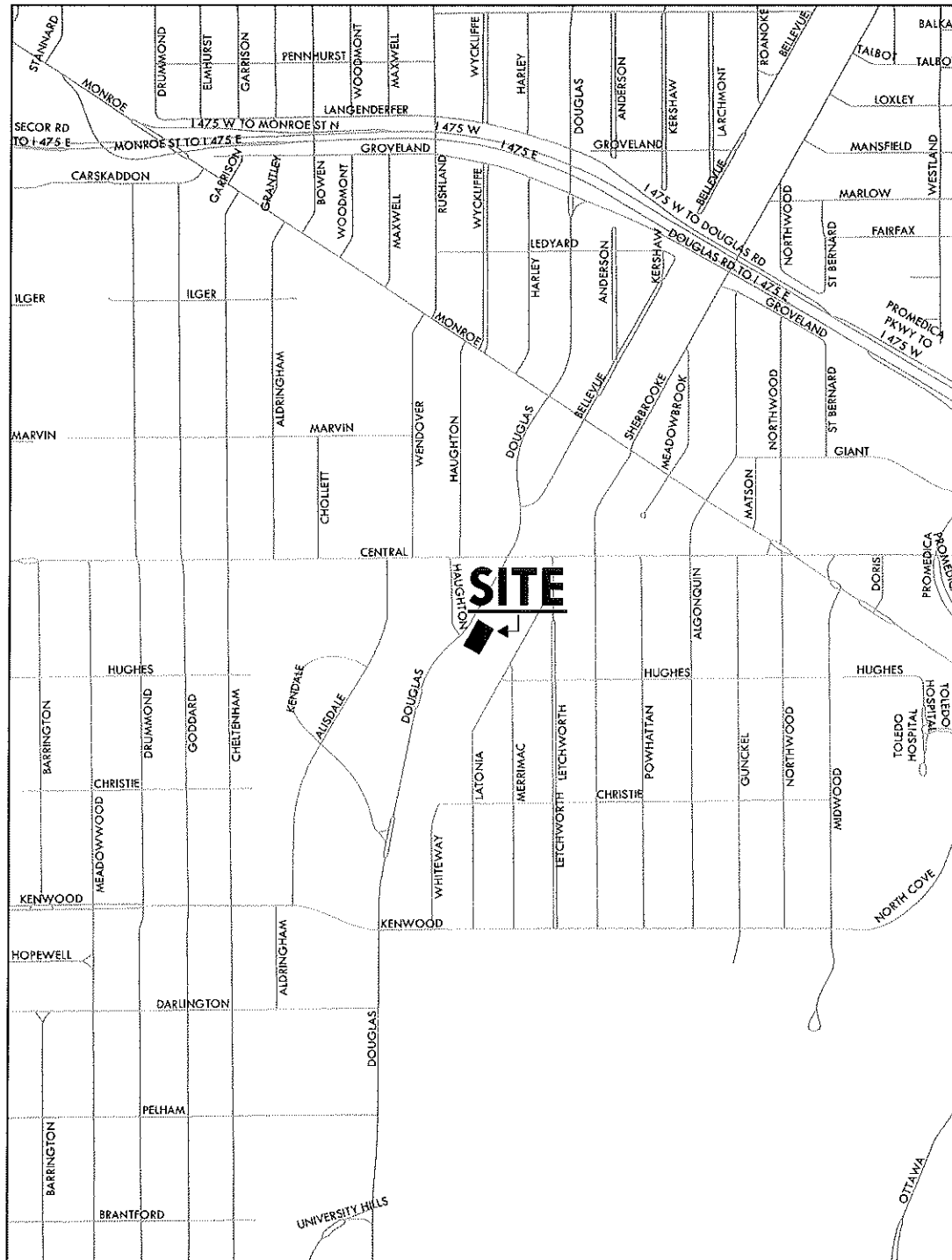
DR

Two (2) sketches follow

Cc: Edwina Butts, 712 Moran Avenue, Toledo OH 43607

GENERAL LOCATION

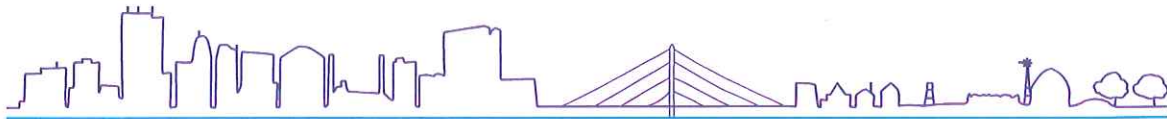
Z25-0030
ID 50



ZONING & LAND USE

Z25-0030
ID 50





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 25, 2025

REF: Z25-0030

PLANNER: Reising

Edwina Butts
712 Moran Avenue
Toledo Ohio 43607

Here's My Turning Point LLC
2124 Tanglewood Drive
Toledo Ohio 43614

PUBLIC HEARING DATE

Thursday, October 9, 2025

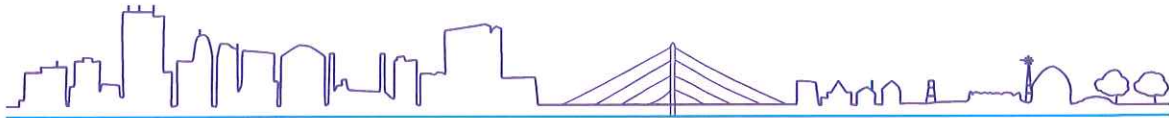
Please be advised that your request for a Zone Change from IL-Limited Industrial to CM-Mixed Commercial Residential at 2950, 3002, 3006, and 3010 Douglas Road has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, October 9, 2025 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the request.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: September 25, 2025

REF: Z25-0030

PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, October 9, 2025

Request: Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential

Location: 2950, 3002, 3006, and 3010 Douglas Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the owners of property within and contiguous to and directly across the street from subject parcel or parcels at the addresses of such owners appearing on the County Auditor's current tax list. Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, October 9, 2025** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Dana Reising; she may be contacted at 419-245-6287 or dana.reising@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: September 25, 2025

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z25-0030

NOTICE OF PUBLIC HEARING

Thursday, November 13, 2025

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Thursday, November 13, 2025 at 4:00 p.m., will consider the following request:

Zone Change from IL-Limited Industrial to CM-Mixed Commercial-Residential at 2950, 3002, 3006, and 3010 Douglas Road

Julie Gibbons
Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

Owner	Mailing Address	Mailing Address 2
3031 DOUGLAS ROAD LLC	1825 CROSSFIELDS RD	PERRYSBURG OH 43551
STEWART MYRON & SANDRA	2042 SHENANDOAH	TOLEDO OH 43607
HERES MY TURNING POINT LLC	2124 TANGLEWOOD	TOLEDO OH 43614
SFR3-030 LLC	2261 MARKET ST STE 22263	SAN FRANCISCO CA 94114
RICE DANIEL	2829 LATONIA BLVD	TOLEDO OH 43606
ECK BRYCE & JENNIFER	2837 LATONIA BLVD	TOLEDO OH 43606
CASHIN MARJORIE	2839 LATONIA BLVD	TOLEDO OH 43606 3625
STRICKLAND MARC D	2845 LATONIA	TOLEDO OH 43606
KISTNER MICHAEL A	2849 LATONIA BLVD	TOLEDO OH 43606 3625
JORDAN RICHARD P TR	2853 LATONIA BLVD	TOLEDO OH 43606 3625
SHEDD TANYA J	2901 LATONIA BLVD	TOLEDO OH 43606 3627
FITZPATRICK MARISSA K	2905 LATONIA BLVD	TOLEDO OH 43606
SAHMARANI SARAH	2911 LATONIA BLVD	TOLEDO OH 43606
SCHRADER CHARLES D	2917 LATONIA BLVD	TOLEDO OH 43606 3627
ROBERTS ROBERT	2921 LATONIA BLVD	TOLEDO OH 43606 3627
EVERETT BERNARD B	2925 LATONIA BLVD	TOLEDO OH 43606 3627
HOSS2934 LLC	2934 DOUGLAS RD	TOLEDO OH 43606
ANDERSON RAYNA	2935 LATONIA BLVD	TOLEDO OH 43606
FERRELL TERRY L	3003 LATONIA BLVD	TOLEDO OH 43606 3629
MANN INSURANCE LLC	3005 DOUGLAS RD	TOLEDO OH 43606
PEDERSEN BRYAN	3009 LATONIA BLVD	TOLEDO OH 43606
JONES DONALD K	3013 LATONIA BLVD	TOLEDO OH 43606
ALLEN KIRSHON S	3016 DOUGLAS DR	TOLEDO OH 43606
SAVILLE DOUGLAS G	3019 LATONIA BLVD	TOLEDO OH 43606 3629
SAUNDERS JAMES M & JEANNINE G	3025 LATONIA BLVD	TOLEDO OH 43606 3629
MCPARTLAND CONSTRUCTION LTD	3026 HAUGHTON DR	TOLEDO OH 43606
MCPARTLAND CONSTRUCTION LTD	3026 HAWTHORNE ST	TOLEDO OH 43606
ROTHERMUND ROBERT A	3029 LATONIA BLVD	TOLEDO OH 43606 3629
JETER MELISSA C	3031 LATONIA BLVD	TOLEDO OH 43606
KOHLENBERG CHRISTOPHER B	3038 HAUGHTON DR	TOLEDO OH 43606
PRICE TODD	3039 DOUGLAS RD	TOLEDO OH 43606
TIMBER VALLEY HOLDINGS LLC	3851 TIMBER VALLEY DR	MAUMEE OH 43537
COLONY INVESTORS LLC	4254 LITTLE STREAMS TRL	LAMBERTVILLE MI 48144

GGR REALTY GROUP LLC	4266 SIBLEY AVE	COLUMBUS OH 43227
DEDEAUX EDDIE L JR & CHARLENE D	4540 W CENTRAL AVE	TOLEDO OH 43615 1676
2711 CENTRAL AVE S LLC ET AL	5349 SAMMIE KAY LN	CENTREVILLE VA 20120
DICKSON LILIANA JOSEFINA PABON DE & GUSTAVO	601 CLINTON ST	DEFIANCE OH 43512
MONCUR DAVID K	7445 KENDALL WAY	SYLVANIA OH 43560
DOUGLAS PROPERTY LLC	P O BOX 136	BROOK IN 47922
DIAMOND CAPITAL ASSOCIATES LLC	P O BOX 685	TOLEDO OH 43697
GTK 2940 LLC	P O BOX 711	MONROE MI 48161
UNITED STATES POSTAL SERVICE	P O BOX 8601	PHILADELPHIA PA 19197
STEWART MYRON & SANDRA	PO BOX 12559	TOLEDO OH 43606
COUNCILMAN SAM MELDEN	SUITE 2120	
TINA BUTTS	710 MORAN VAENUE	TOLEDO OH 43607



North >

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

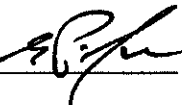
4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 9/24/2025 to 11/21/2025.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

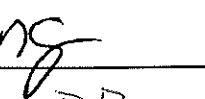
I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

GARY JOHNSON 
(Applicant or Agent)

HERE'S MY TURNING POINT
(Print Name or Organization)

(419) 902-9402
(Telephone No.)

I issued 1 signs for this application 9/25
(Date)

Dana Reising
(Staff Member) 

Location of sign(s) Douglas

CASE NUMBER Z25-0030

MEMORANDUM OF CASE CONTACT

[illegible]